

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Newton Consortium

State: MA

PJ's Total HOME Allocation Received: \$21,242,620

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	B	Overall	
				PJs in State: 19				
Program Progress:								
% of Funds Committed	88.80 %	93.09 %	15	92.82 %	20	22		
% of Funds Disbursed	85.90 %	86.95 %	11	82.38 %	56	55		
Leveraging Ratio for Rental Activities	5.71	7.64	1	4.55	100	100		
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	86.53 %	1	80.69 %	100	100		
% of Completed CHDO Disbursements to All CHDO Reservations***	86.65 %	71.66 %	3	67.01 %	86	83		
Low-Income Benefit:								
% of 0-50% AMI Renters to All Renters	87.83 %	80.76 %	5	79.23 %	69	63		
% of 0-30% AMI Renters to All Renters***	57.67 %	48.82 %	7	44.47 %	80	74		
Lease-Up:								
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.50 %	1	93.93 %	100	100		
Overall Ranking:				In State:	3 / 19	Nationally:	92	92
HOME Cost Per Unit and Number of Completed Units:								
Rental Unit	\$26,727	\$24,640		\$24,984	189 Units	43.60 %		
Homebuyer Unit	\$38,299	\$15,672		\$14,192	227 Units	52.40 %		
Homeowner-Rehab Unit	\$0	\$14,629		\$20,036	0 Units	0.00 %		
TBRA Unit	\$8,048	\$3,766		\$3,164	17 Units	3.90 %		

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Newton Consortium MA

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$147,930	\$17,456	\$0
State:*	\$135,022	\$95,362	\$22,537
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	3.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.17

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	74.1	74.4	0.0	88.2
Black/African American:	14.8	7.0	0.0	5.9
Asian:	1.1	4.8	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.4	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	2.6	5.3	0.0	0.0

ETHNICITY:

Hispanic	7.4	7.9	0.0	5.9
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HOUSEHOLD SIZE:

1 Person:	59.3	37.0	0.0	29.4
2 Persons:	18.0	23.3	0.0	47.1
3 Persons:	10.6	18.5	0.0	11.8
4 Persons:	9.0	15.0	0.0	11.8
5 Persons:	1.6	3.1	0.0	0.0
6 Persons:	0.5	2.2	0.0	0.0
7 Persons:	0.5	0.9	0.0	0.0
8 or more Persons:	0.5	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	63.5	41.9	0.0	64.7
Elderly:	9.0	1.3	0.0	5.9
Related/Single Parent:	18.5	26.0	0.0	17.6
Related/Two Parent:	8.5	26.0	0.0	11.8
Other:	0.5	4.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	58.7	5.3 [#]
HOME TBRA:	0.0	
Other:	15.9	
No Assistance:	25.4	

of Section 504 Compliant Units / Completed Units Since 2001 16

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Newton Consortium State: MA Group Rank: 92
 (Percentile)
 State Rank: 3 / 19 PJs Overall Rank: 92
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	86.65	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.39	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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